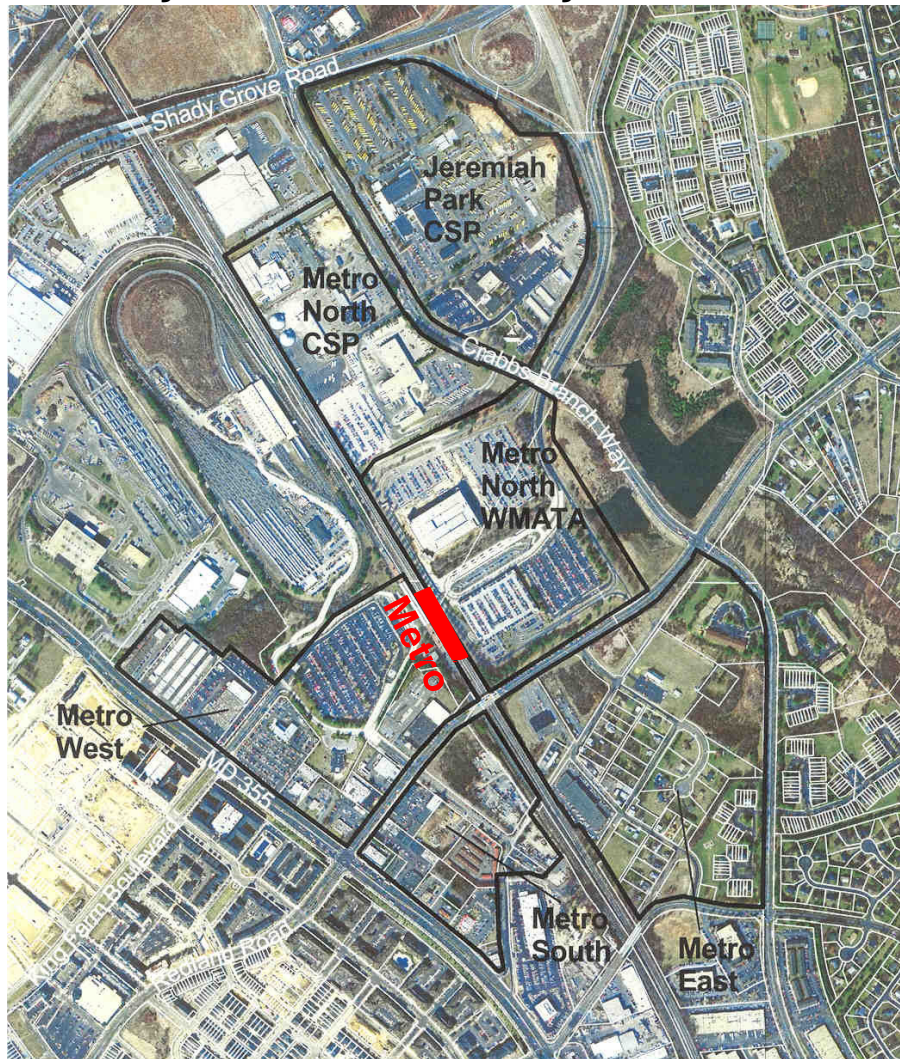


Shady Grove Metro Policy Area



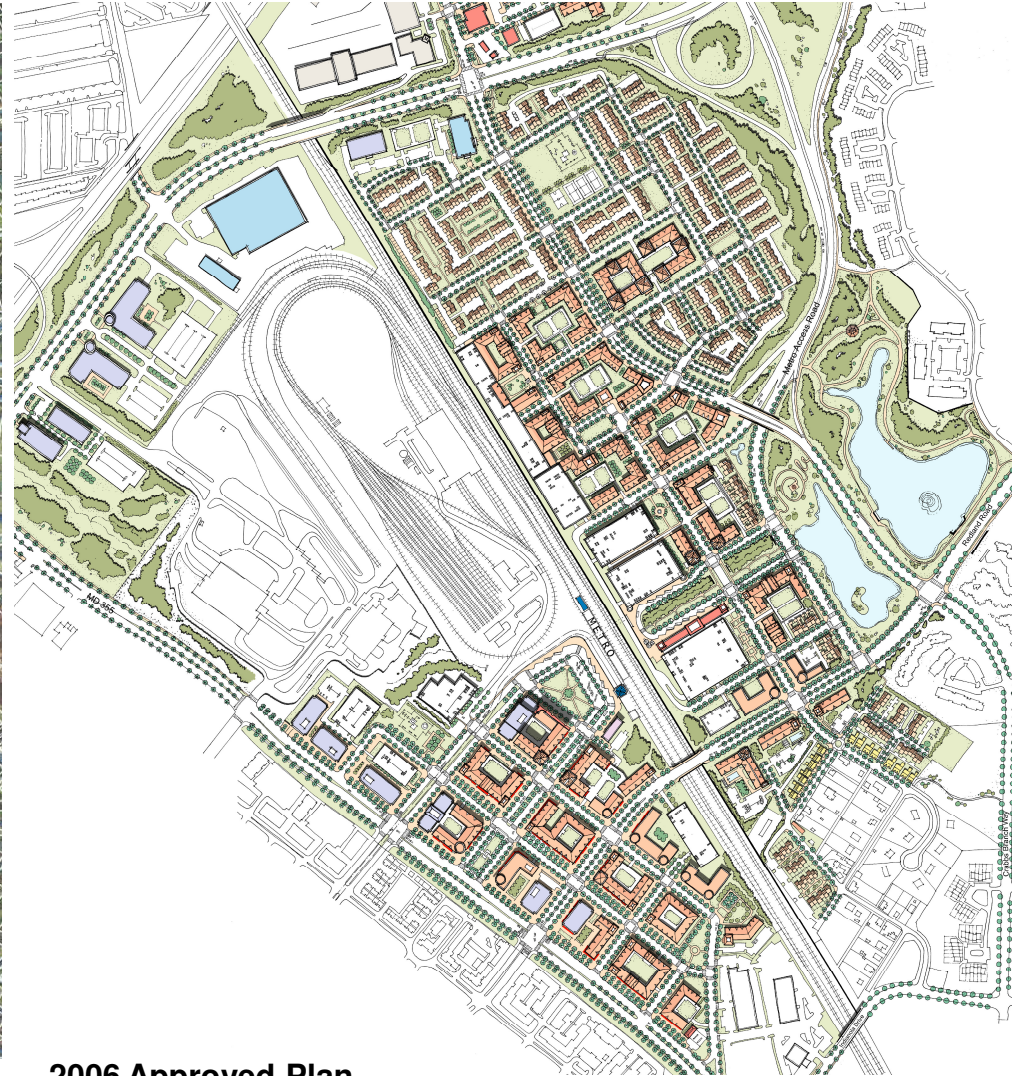
Existing Conditions

Existing In Policy Area:
3,874 Jobs
119 Housing Units
3.2 JH Ratio

1990 Master Plan

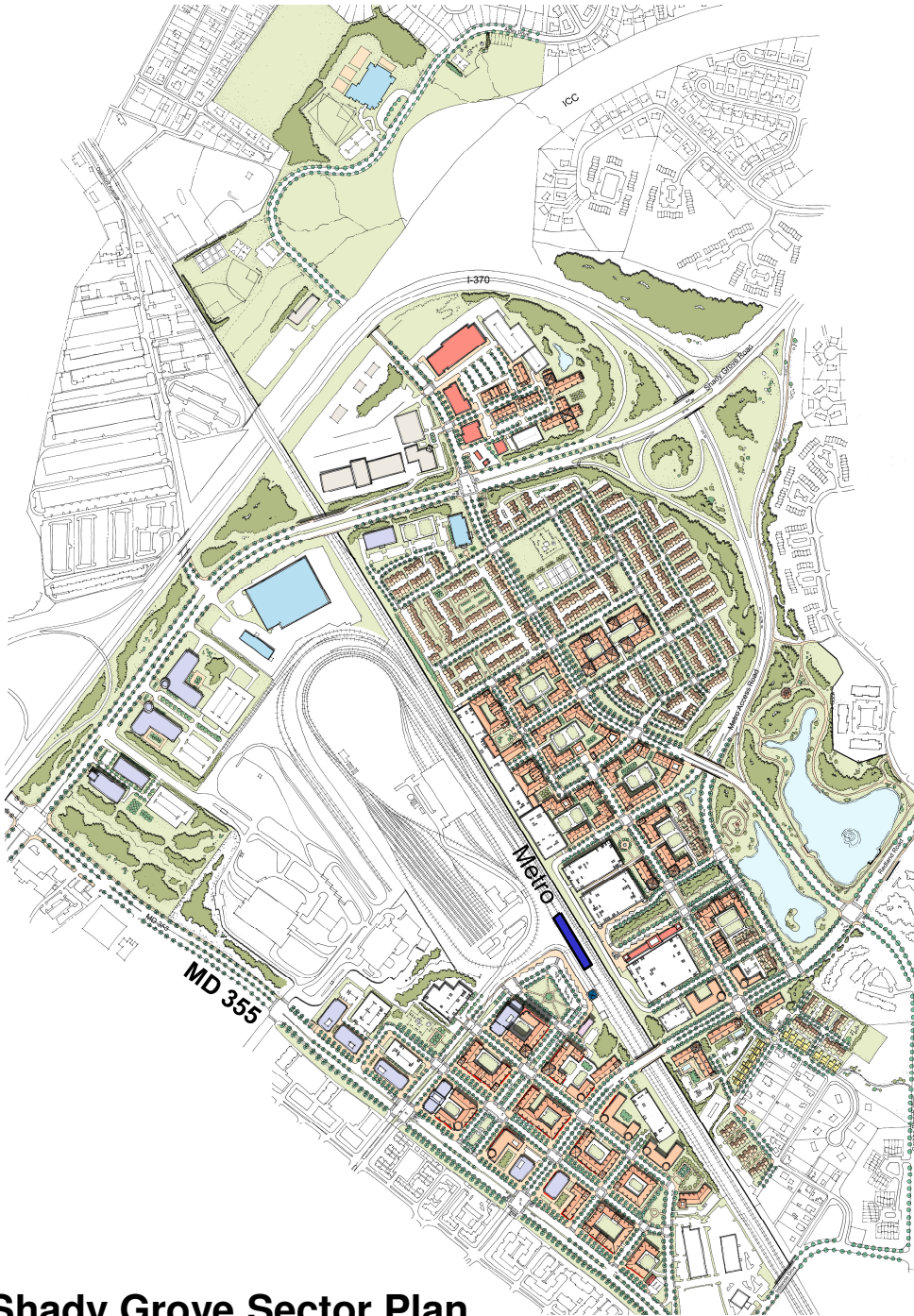
Potential in Policy Area:
14,000 Jobs
1,325 Housing Units
10.6 JH Ratio

Illustrative Concept Plan



2006 Approved Plan

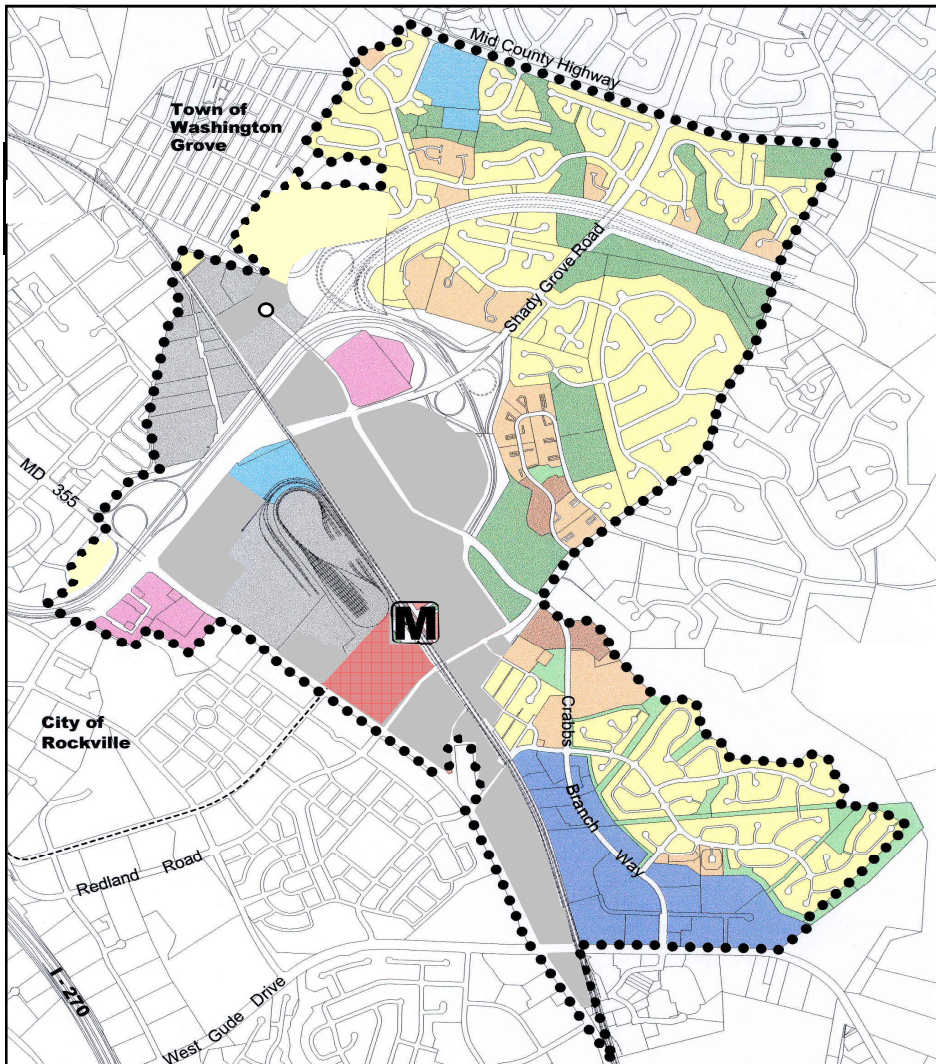
Approved In Policy Area
8,700 Jobs
6,100 Housing Units
1.4 JH Ratio



Highlights of the Approved Plan

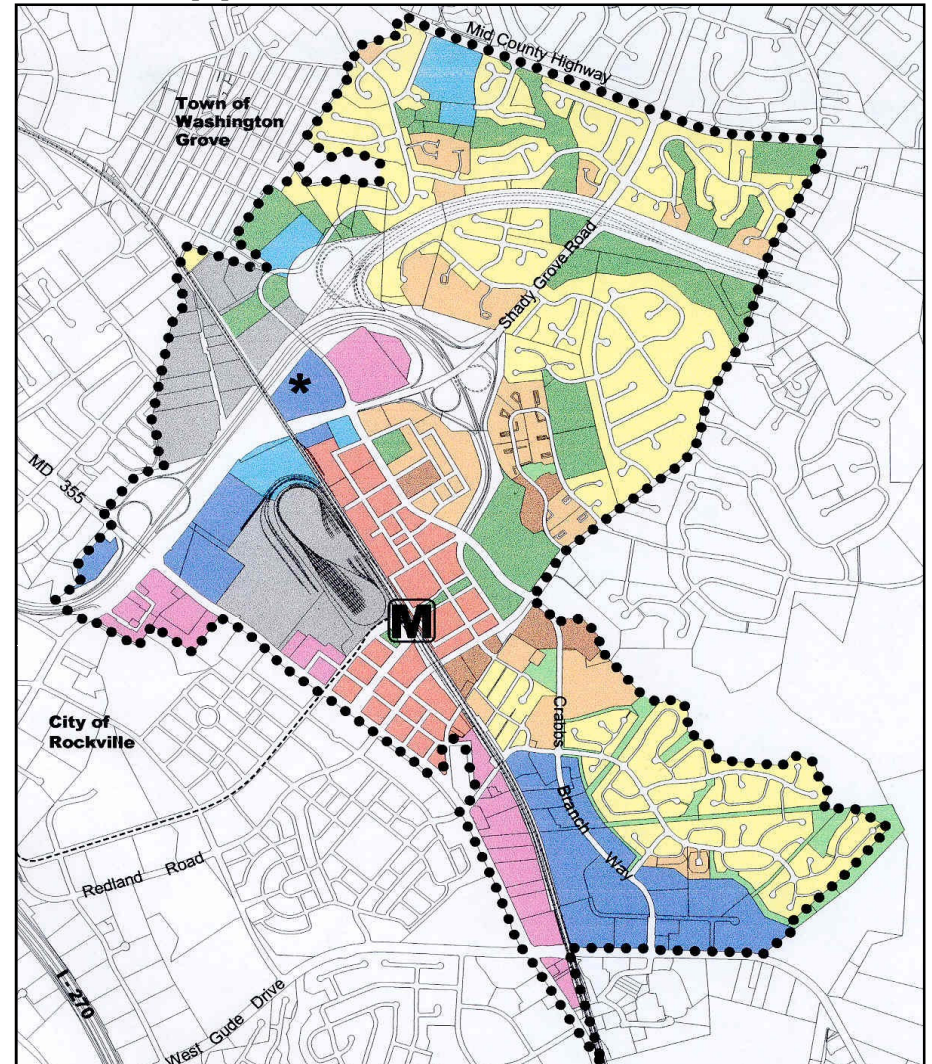
- **Transforms Metro area into a lively mixed use center.**
- **Focuses majority of housing around Metro and steps down in density and building heights towards existing community.**
- **Achieves up to 6,340 new units and 7,000 new jobs.**
- **Creates a Technology Corridor along Shady Grove Road.**
- **Creates a mixed use retail center at the Grove Shopping Center.**
- **Provides an elementary school site at Casey at Mill Creek property.**
- **Provides 2 local parks, a neighborhood park, 2 urban parks and a variety of passive recreation.**
- **Stages development with a strong emphasis on Transportation Management to reduce future traffic.**

1990 Master Plan



Existing and Potential within Planning Area:
 27,890 Jobs (13,650 existing jobs)
 3,960 Housing Units (2,600 existing housing)

2006 Approved Sector Plan



Existing and Approved within Planning Area:
 20,840 Jobs (7,000 new jobs)
 8,940 Housing Units (6,340 new units)